

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**File No./Escrow No.:** One Team Abstract, LLC  
OTC-30241-PA-F  
**Print Date & Time:** 8 Interplex Drive, Suite 117  
10/24/2024 04:12 PM  
**Officer/Escrow Officer:** Trevose, PA 19053  
**Settlement Location:**  
6 Coulter Avenue, 2nd Floor, Ardmore, PA 19003

**Property Address:** 2219 Bond Avenue, Drexel Hill, PA 19026  
**Buyer:** Matthew T. Wilson, Solange Lora  
**Seller:** Arlene Shiryl Jeter, Administrator of the Estate of Shirese Jeter a/k/a Shirese M. Jeter, Shirese Jeter Wilson, deceased  
**Lender:** PennyMac Loan Services, LLC  
**Settlement Date:** 10/24/2024 12:00 PM  
**Disbursement Date:** 10/24/2024  
**Additional dates per state requirements:**

<b>Seller</b>		<b>Description</b>	<b>Borrower/Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
		<b>Financial</b>		
	\$230,000.00	Sales Price of Property	\$230,000.00	
		Deposit		\$20,000.00
		Loan Amount		\$184,000.00
\$4,600.00		Seller Credit		\$4,600.00
		<b>Prorations/Adjustments</b>		
		City/Town Taxes from 10/24/2024 to 12/31/2024	\$285.27	
		County Taxes from 10/24/2024 to 12/31/2024	\$63.55	
		School Taxes from 10/24/2024 to 6/30/2025	\$1,857.16	
\$285.27		City/Town Taxes from 10/24/2024 to 12/31/2024		
\$63.55		County Taxes from 10/24/2024 to 12/31/2024		
\$1,857.16		School Taxes from 10/24/2024 to 6/30/2025		
		<b>Other Loan Charges</b>		
		Loan Amount (Points)	\$2,936.64	
		Administration fee	\$1,014.00	
		Broker fee to Next Door Lending	\$4,600.00	
		Tax service	\$74.00	
		3rd party Processing to Avenu, LLC	\$350.00	
		Appraisal: \$600.00 POC-Borrower		
		Credit report to Next Door Lending	\$60.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Flood cert	\$9.00	
		Mers	\$23.70	
\$35.00		Title - Notary Fee to Margie Berger	\$65.00	
		Prepaid Interest to PennyMac Loan Services, LLC	\$282.24	
		<b>Impounds</b>		
		Aggregate Adjustment		\$943.12
		Homeowner's Insurance 4 mo @ \$ 88.64/mo	\$354.56	
		County tax 9 mo @ \$ 123.58/mo	\$1,112.22	
		School 5 mo @ \$ 186.42/mo	\$932.10	
		Property Taxes 9 mo @ \$ 27.76/mo	\$249.84	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		100 No Viol with One Team Abstract, LLC	\$100.00	
		300 Survey with One Team Abstract, LLC	\$100.00	
		900 EPL-Res with One Team Abstract, LLC	\$100.00	
		ClosingProtecLtr with One Team Abstract, LLC	\$125.00	
\$30.00		Courier Fee with One Team Abstract-700	\$15.00	
		Document Preparation Fee with One Team Abstract-700	\$50.00	
		Lender's Policy with One Team Abstract, LLC	\$1,503.80	
\$36.00		Wire Fee with One Team Abstract-700	\$18.00	
		Owner's Policy with One Team Abstract, LLC	\$262.20	
		<b>Commission</b>		
\$6,900.00		Real Estate Commission Buyers Broker to Keller Williams Main Line		
		<b>Government Recording and Transfer Charges</b>		
\$1,150.00		State Tax/stamps to Thomas J. Judge, Sr.	\$1,150.00	
		Recording Fees (Deed) to Delaware County Recorder of Deeds	\$120.25	
		Recording Fees (Mortgage) to Delaware County Recorder of Deeds	\$226.25	
\$1,725.00		City/County tax/stamps to Thomas J. Judge, Sr.	\$1,725.00	
		<b>Payoff(s)</b>		
\$147,849.71		Lender: Payoff of First Mortgage Loan to Rocket Mortgage Principal Balance as of 9/23/2024 \$147,849.71 Interest on Payoff Loan: 31 days @ \$0.00/day for \$0.00		
		<b>Miscellaneous</b>		
		POA to Recorder of Deeds	\$125.00	
		Homeowner's Insurance Premium to USAA	\$1,063.72	
\$949.00		Legal Fees to Jeanne Marie Cella, Esquire		
\$3,053.02		Lien Payoffs sewer to Portnoff Law Associates		
\$2,711.46		2024-2025 School Taxes to Upper Darby School District		
\$1,664.50		2024 Township Taxes to Upper Darby		
		Flat Fee to KW Main Line	\$395.00	
\$15,525.00		Inheritance tax escrow		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$200.00		Conveyancing and remibur to One Team Abstract-700		
\$940.00		Concrete repair to D. LIBERATI		
\$39,949.64		Payoff to House Kings RBP		
\$2,363.51		Payment to Trustee to Scott Waterman, Trustee		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$229,681.84	\$232,205.98	Subtotals	\$251,348.50	\$209,543.12
		Due From Borrower		\$41,805.38
\$2,524.14		Due To Seller		
\$232,205.98	\$232,205.98	Totals	\$251,348.50	\$251,348.50

### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize One Team Abstract, LLC to cause the funds to be disbursed in accordance with this statement.

Matthew T. Wilson

Arlene Shiryl Jeter, Administrator of the Estate of Shirese Jeter a/k/a Shirese M. Jeter, Shirese Jeter Wilson, deceased

By:   
Arlene Shiryl Jeter, Administratrix

Escrow Officer 

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*Matthew T. Wilson, by Solange Lora as his Attorney in fact*  
Matthew T. Wilson

*S. Lora*  
Solange Lora

Arlene Shiryl Jeter, Administrator of the Estate of Shirese Jeter a/k/a Shirese M. Jeter, Shirese Jeter Wilson, deceased

By: \_\_\_\_\_  
Arlene Shiryl Jeter, Administratrix

*Escrow Officer*  
Escrow Officer